

Plan of Operations

Project description summary, proposed uses, hours / days of operation, employees, ongoing operational characteristics.

Applicant: We Are Up

We Are Up was founded 2021 as a 501c3 not-for-profit organization with a mission to support adults on the autism spectrum and those with intellectual and/or developmental disabilities.

Fundamental Project Objective and Goals:

We Are Up strives to create an integrated, replicable “ecosystem of care” anchored in long term affordable housing, agriculture, workforce development, environmental preservation, enrichment, and community-building to transform the lives of residents, their families, and our region. A mix of residents, people with intellectual disabilities, seniors, and students in related fields of study will create a community that celebrates belonging, empowers the abilities of its residents, provides better outcomes and lowers societal costs. The community center, educational offerings, and commercial kitchen allow the community at large to benefit, value, contribute, and become part of the project. Additionally, the community center will create important community integration and job opportunities for residents. Events at the community center can be staffed by residents who can provide flower arrangements, food preparation from the commercial kitchen, clean up, set up and ushering. This gives residents job skills that are transferable and integrates them into the wider community.

Project Description & Proposed Uses:

The proposed project would construct a new infill mixed-use development in McKinleyville, California, consisting of accessible residential housing units for seniors and individuals with intellectual disabilities, a community center, a greenhouse, garden space, orchard, walking trails, recreation opportunities, community access, and associated site improvements. The main entrance to the development will be at 1515 Central Avenue and Anna Sparks Way controlled intersection with a secondary access at 144 Weirup Lane.

Residential Units:

Description:

The Project proposes construction of up to 70 total residential units to house approximately 100 to 120 occupants. Specifically, the Project’s units will include a maximum of 40 apartment units in the main Community Center building comprised of a mixture of studio, one-, two-, and three-bedroom units that are approximately 550 to 1,200 square feet (sf) each, which are described in more detail below. Primary access to these residences will be from Central Avenue. The site will also feature a maximum of 14 attached cottages (approximately 13,000 sf total area) and 16 courtyard apartment units (approximately 22,000 sf total area) that will be comprised of an approximately equal mix of one- and two- bedroom units. These units will be primarily accessed by an internal road linked to the main entrance off Central Avenue. Secondary access will be

provided from Weirup Lane. All units will have full kitchens. Four two-car garages are proposed accessory to the Attached Cottages. They will be 440 square feet each, or 1,700 square feet total.

Proposed Uses:

- Uses: A mixture of studio, one-bedroom, two-bedroom, and three-bedroom residential units are proposed for residential use within the Community Center and in attached Cottages and Courtyard Apartments located on the Project site. Four (4) of the apartment units in the main Community Center building will be reserved for guests of on-site residents to rent for short stays of less than a month.
- Hours/Days of Operation: Residential uses will operate on a permanent basis 24 hours a day, 7 days a week.
- Number of Employees: Initially, the Project's residential uses will be supported by approximately eight (8) full-time employees for support, programming, and maintenance purposes, two (2) of whom are expected to live on site. As explained below, an additional two (2) employees will be hired to support agricultural and farming operations, thereby bringing the Project's total number of full-time employees to ten (10) employees. The anticipated mixture and function of these employees includes: 1 executive director; 1 maintenance manager; 1 farm manager; 1 inclusion concierge; 1 housekeeper; 1 farm and maintenance laborer; and 2 office staffers. An additional six (6) employees may be hired once all phases of the Project are fully implemented and operational, such as those needed to assist with providing day programs for residents and the community at large.
- Description of any Byproducts the Operation will Generate and the Method of Disposal: Compostable food waste, recyclable paper, typical household use products, and non-recyclable items. McKinleyville Community Services District (MCSD) will be contracted to pick-up waste from the Project site on a weekly basis.
- Description of any Discharge or Emissions the Operation will Generate: Household lighting and standard cooking odors that are typical of everyday housing/residential uses.
- Description of any Noise Level Increase as a result of the Operation: Typical household sounds.
- Description of the Operation's Use of Public Facilities, such as Roads, Water, or Sewer: The Project's residential units will be connected to public water, power, and sewer. Water and sewer services will be provided by the McKinleyville Community Services District (MCSD). Gas and electricity will be provided by Pacific Gas & Electric (PG&E). We Are Up anticipates that the majority of its residents will not drive or own a car and will access their general needs by walking or bicycling to the grocery store, bank, health care facilities, movie theater, health club, or restaurants that are located within a few blocks from the Project Site with access via existing sidewalks. Offsite roadway access to the site is provided by the County of Humboldt via Central Avenue and Weirup Lane. Public transportation is also available on Central Avenue and is provided by Redwood Coast Transit. An existing bus stop is within 600 feet of the Project site's main entrance on Central Avenue. Onsite roadways, parking and a turnaround for compact buses will be developed and provided by We Are Up and will feature at least one onsite electric

charging station for electric vehicles. We Are Up will also encourage bicycle use by providing an abundance of onsite bicycle parking and a protected bicycle storage room in the Community Center building.

Table 1: Residential Unit Count (Upper Limit)

	Studio	One BR	Two BR	Three BR	<u>Total</u>
Attached Cottages	0 units	7 units	7 units	0 units	<u>14</u> Attached Cottage Units
Courtyard Apartments	0 units	8 units	8 units	0 units	<u>16</u> Courtyard Apartment Units
Community Center	7 units	16 units	11 units	6 units	<u>40</u> Community Center Units
<i>2nd Floor</i>	<i>3 units</i>	<i>4 units</i>	<i>3 units</i>	<i>1 unit</i>	<i>11 units (2nd floor)</i>
<i>3rd Floor</i>	<i>2 units</i>	<i>6 units</i>	<i>4 units</i>	<i>1 unit</i>	<i>13 units (3rd floor)</i>
<i>4th Floor</i>	<i>2 units</i>	<i>6 units</i>	<i>4 units</i>	<i>4 units</i>	<i>16 units (4th floor)</i>
<u>TOTALS</u>	<u>7</u> total studio units	<u>31</u> total one-BR units	<u>26</u> total two-BR units	<u>6</u> total three-BR units	<u>70</u> TOTAL RESIDENTIAL UNITS

Community/Mixed Use Center:

Description:

The Project also proposes the construction and operation of a Community Mixed Use Center (Community Center or Center) located at 1515 Central Avenue as shown on the accompanying Site Plan. The Center would be four stories and approximately 65 feet in height with a footprint of approximately 20,000 sf and a total floor area of up to 72,000 sf (all floors combined). The Community Center will offer a mixture of community and residential uses, as shown in Table 1, ranging approximately 550 to 1,200 sf each; along with office/staff support spaces, a commercial kitchen, a meeting/events room, and residential accessory facilities such as laundry and living spaces.

Specifications of Proposed Community Center Building:

First Floor: The First Floor of the Community Center is proposed to be approximately 20,000 total square feet (sf), which includes a meeting room of 4,600 sf, along with two partitionable spaces of 740 sf each, which can be used in a variety of ways for meetings, fundraising events, workshops, and other gatherings. Additional spaces include a 960-sf arts and crafts room, along with reception, support offices, restrooms, and approximately 150-sf retail store spaces as noted on site plan drawings. The First Floor will also feature a 1,500-sf commercial kitchen, which has

an adjoining space to be used for life skills and cooking classes, value added product production, community events, catering rental, and some daily residential needs. The kitchen will be complemented with dry, refrigerated, and freezer storage, which will in turn allow increased food security by storing food and goods produced on site. The commercial kitchen may be used during the day or night to accommodate the needs of residents, visitors, and catering rental needs.

Second Floor: The Second Floor is proposed to be approximately 14,300 total sf, which will include 11 residential units as shown in Table 1 above, laundry facilities, and office/support staff rooms to be used by staff and residents for bookkeeping, library and computer uses, and other needs. Each dwelling unit will feature a kitchen, bathroom, and living space.

Third Floor: The Third Floor is proposed to be approximately 19,200 total sf, which will include a 2,000-sf rooftop garden, 13 residential units as shown in Table 1 above, along with a 4,000-sf assembly/support room, a sunroom, and residential laundry facilities.

Fourth Floor: The Fourth Floor is proposed to be approximately 16,100 total sf and will feature 16 residential units as shown in Table 1 above, plus laundry facilities, offices, and support spaces.

Proposed Uses:

Uses:

- The first floor of the Community Center is intended to be used by residents and the community at large for classes, arts and crafts, makers classes, and projects stemming from farm and greenhouse production, shared meals, trainings, meetings and social events. It includes a commercial kitchen and an adjoining space to be used for life skills and cooking classes, value added product production, community events, catering rental, and space supporting daily residential needs. The proposed non-residential uses are described in more detail later in the Temporary Uses section of this document. There is also an approximately 150-sf space that could be used for a gift shop or other retail use.
- The upper floors of the Community Center are primarily used for residences with office/support staff rooms to be used by staff and residents for bookkeeping, library and computer uses, and other needs. Four of the Community Center units will be reserved for guests of on-site residents. These units will be made up of three (3) studio apartments and one 1-bedroom unit, and will be rented for stays of less than one (1) month. A 4,000-sf assembly/support room is proposed on the third floor, which may host meetings and similar events as described later in this document in the detailed “Temporary Uses” section below.
- Laundry facilities will be available for residents’ use on each Community Center floor.

Operations:

- Hours/days of operation: Community Center hours vary based on the types of uses:

- *Residential Uses:* Residential uses within the Community Center, including use of the commercial kitchen to prepare meals for guests and residents will operate 24 hours/day, 7 days per week.
- *Retail Use:* Hours and days of operation for retail use within the Community Center will generally be Mondays through Sundays between 8:00 am and 6:00 pm and occasionally during evening hours when events are taking place.
- *Temporary Uses:* Scheduled classes, training, meetings and other events will generally be held Mondays through Saturdays between 8:00 am and 6:00 pm, but would be allowed to occur on Sundays and could go as late as 11:00 pm as described later in the detailed “Temporary Uses” section below.
- Number of Employees: Approximately eight (8) full-time employees for support, programs, and maintenance, two (2) of whom will live on site along with their Family. This includes employees of the retail store and commercial kitchen. In addition, residents will be employed as needed and as they may desire.
- Description of any Byproducts the Operation will Generate and the Method of Disposal: As with the residential use component, the Center will produce compostable food waste (which will be separated and composted onsite), recyclable paper and typical household use products, and non-recyclable items. Humboldt Sanitation will be contracted to pick up waste from the Project site on a weekly basis.
- Support for Use of Electric Vehicles and Bicycles: At least two onsite electric charging stations for electric vehicles will be provided adjacent to the Community Center building. Bicycle storage for approximately 12 bikes will be provided adjacent to the Community Center building and a protected bicycle storage room within the Center will hold an additional approximately 12 bikes.

Greenhouse:

Description:

The Project proposes to include a Greenhouse building of 2,880 sf on a concrete pad of 3,600 sf. The greenhouse will generally be used for hydroponic growing of plants (vegetables, flowers, herbs), while providing an educational/teaching venue for residents, community members, and occasional community events. In order to accommodate people with various mobility levels, the greenhouse will have a permanent concrete foundation. Construction will have arches and poly-carb walls, one restroom, a shed to store equipment, and an area to wash materials. A 1,200-gallon water reservoir (approx. 8' x 12' x 6') will be used to recycle and reuse water and nutrients used for hydroponic growing of plants. The reservoir will be buried in the ground to maintain a more constant temperature and reduce the need for heating or cooling.

Proposed Uses:

Uses: The Greenhouse will be used to hydroponically grow plants on a daily basis, while also providing an educational/teaching venue for residents, community members, and as an occasional gathering opportunity for community events as described in the Temporary Uses section. Cannabis cultivation and/or processing is not a proposed use in the Greenhouse.

Operations:

- Hours/days of operation: The Greenhouse will be open seven (7) days a week (Mondays through Sundays) so that the plants being grown can be tended to.
- Number of Employees: The Greenhouse and other agricultural uses on the Project Site is anticipated to be supported by one (1) full-time farm manager, either at least one (1) full-time or two (2) part-time farm/maintenance employees, along with community volunteers.
- Duration of Operation: The Greenhouse will operate on a permanent basis.
- Description of any Byproducts the Operation will Generate and the Method of Disposal: Unusable plant material will be composted, and water will be recycled onto other plants. Nutrient fertilizers made from the purest commercial grade minerals that follow California's strict guidelines on standards and quality will be used.
- Description of any Discharge or Emissions the Operation will Generate: The Greenhouse will use Horizontal Air Flow (HAF) fans for ventilation, along with exhaust fans and intake shutters, a cooling pad with automatic cooling, and a heating system.
- Description of any Noise Level Increase as a result of the Operation: The Greenhouse's use of HAF fans may produce low levels of indoor noise typical of sounds generated by spinning fans. Vehicles will also occasionally drive to the site to deliver supplies and pick up produce grown in the Greenhouse.

Other Agricultural Operations/Uses:

Description:

The Project Site will feature an orchard, in-ground and raised planter beds throughout the site, one (1) small barn at 1,280 sf, and various livestock/farm-type animals such as chickens, sheep, goats, and/or cattle consistent with what is allowed under the Humboldt County Code. These agricultural operations will produce food and provide an educational venue for residents, community members, and occasional gatherings for community events as described in the "Temporary Uses" section below.

Temporary On-Site Uses:

Description:

The following occasional uses are also proposed to occur as part of the proposed Project. Only one of these types of Temporary Uses may occur at one time. Table 2 below compares the Temporary Uses.

Primary Events (Community Meals and Gatherings / Conferences / Meetings / Other Events)

The Project Site will be broadly available to host breakfasts and/or dinners, conferences, community fundraising, and similar meetings and events. These events may occur anywhere on the Project Site either indoors or outdoors, or a combination of the two.

Limitations and Restrictions on all Primary Events:

- **Size**: Primary Events will be allowed to host up to 150 persons including all guests, employees and volunteer staff.
- **Number and Frequency**: There are no limitations on the number or frequency of Primary Events.
- **Hours**: Primary Events will be allowed to occur any day of the week between 8:00 am to 11:00 pm indoors and between 8:00 am to 10:00 pm outdoors.

Indoor Weddings / Special Events

The Community Center and outdoor patio adjacent to the Community Center will also be available to host Indoor Weddings or other similar Special Events including but not limited to educational, community, fundraising, or similar meetings and events. Indoor events will require that any amplified music will take place inside the community center. Guests may still gather and converse in the outdoor areas.

Outdoor Weddings / Special Events

The Project Site will also be available to host Outdoor Weddings or other similar Special Events. These events will mostly occur outdoors with supporting uses occurring indoors. Outdoor events may have low outdoor amplified music, which must comply with the decibel restrictions and limitations required by the Humboldt County Code's noise regulations, and guests may gather and converse outdoors.

Limitations and Restrictions on all Indoor & Outdoor Weddings / Special Events:

- **Size**: Each Indoor and Outdoor Weddings/Special Event will be allowed to host between 150 to 400 persons, including all guests, employees, and volunteer staff.
- **Number and Frequency**: Up to twenty (20) Indoor and fifteen (15) Outdoor Weddings/Special Events may occur each calendar year (up to 35 events per year total), with no more than six (6) Indoor and three (3) Outdoor Weddings/Special Events occurring per month (up to 9 events per month maximum).
- **Hours**: Each Indoor and Outdoor Weddings/Special Event will be allowed to occur any day of the week between 8:00 am to 11:00 pm for Indoor Events and 12:00 pm to 10:00

pm for Outdoor Events.

- **Internal Road Closure:** During all Indoor and Outdoor Wedding/Special Events, a gate at the exit of We Are Up and Weirup Lane will be closed to prevent guests and staff from using Weirup Lane, thus minimizing impact to residents who live along that street.

Table 2: Temporary On-Site Uses / Events

PRIMARY EVENTS			WEDDINGS & SPECIAL EVENTS	
<i>Event types / examples</i>	Scheduled classes; trainings; community meals; breakfast/dinner gatherings; conferences and meetings; fundraisers, etc.		Weddings; larger educational, community, or fundraising events and meetings, etc.	
	Indoor Events	Outdoor Events	Indoor Events	Outdoor Events
<i>Max. # of Persons*</i>	Up to 150 persons max.	Up to 150 persons max.	Up to 400 persons max.	Up to 400 persons max.
<i>Site Location(s)</i>	Community Center & Adjacent Patio	Anywhere on Project Site (e.g., Greenhouse, Barn, Lawns, Open Spaces, etc.) Community Center for Supporting Uses	Community Center & Adjacent Patio	Primary Outdoor Grounds (e.g., Greenhouse, Barn, Lawns, etc.) Community Center for Supporting Uses
<i>Hours Allowed</i>	8:00 AM – 11:00 PM	8:00 AM – 10:00 PM	8:00 AM – 11:00 PM	12:00 PM – 10:00 PM
<i>Days Allowed**</i>	Mondays through Sundays	Mondays through Sundays	Mondays through Sundays	Mondays through Sundays
<i>Monthly Frequency**</i>	No limit	No limit	6 events/month	3 events/month
<i>Annual Frequency</i>	No limit	No limit	20 events/year	15 events/year
<i>Parking</i>	On site paved spaces	On site paved spaces	On site paved spaces	On site paved spaces
<i>Restrictions</i>	Any event-related amplified music must take place inside the Community Center and comply with the decibel limitations recommended by	Any event-related amplified music will comply with all decibel restrictions and limitations recommended by the Project specific Noise Study.	Any event-related amplified music must take place inside the Community Center and comply with the decibel limitations recommended by	Any event-related amplified music will comply with all decibel restrictions and limitations recommended by the Project specific Noise Study.

	the Project specific Noise Study.		the Project specific Noise Study. The gate at the site's Weirup Lane exit must remain closed during event operations.	The gate at the site's Weirup Lane exit must remain closed during event operations.
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** The maximum number of onsite "persons" include all event guests/attendees, event staff/employees, and any additional support staff or volunteers.*

*** Only one event may occur at a single time.*

Lighting:

Description:

Exterior lighting, installed on all buildings and in improved parking areas, to comply with County and ADA requirements, is proposed to improve safety. Driveway and parking area lights would be poles mounted maximum 16 feet above ground, downcast, with fixtures equipped with hoods (i.e., shielded). Lighting at the eastern side of the Project buildings would be minimized to mitigate light encroachment into the undeveloped areas to the east. Outside light fixtures would be cut-off fixtures and would be located, mounted, aimed, and shielded so that direct light is not cast onto adjacent properties.

Exterior lighting would be designed to protect wildlife and night-time views, including views of the night sky. The Project would be designed to be consistent with the recommendations of the International Dark- Sky Association, which includes standards for fixtures, shielding, placement, height, and illumination levels. To comply with these requirements, lighting would be the minimum lumens necessary, directed downward, shielded, and at pedestrian level when feasible. This would ensure lighting is contained within the site and does not cause significant lighting and glare impacts for surrounding land uses and sensitive habitat areas.

Access:

Description:

The main/event entrance is from APN 509-181-005 across from the Anna Sparks Way intersection on Central Ave which serves the Mill Creek Marketplace. There is a secondary access point to the Project site on APN 509-181-061 via Weirup Lane, south of Sutter Road.

Parking:

Description:

The Project proposes to include 184 parking spaces, of which 148 will be paved spaces, and approximately eight (8) will be in Garages and 28 will be available on the lawn. The Garage spaces and 27 of the paved spaces will be reserved for residents (based on 0.5 spaces per residence, since less than half of all residents are expected to drive/own a car), while 149 spaces will be set aside for Temporary Use event parking, which is based on accommodating up to 400 guests (133 spaces / average 3 guests per vehicle = 400 event participants). The proposed driveways and parking areas total approximately 73,600 sf.

The Project may include a request for an exception to the minimum number of parking spaces required by the Humboldt County Zoning Ordinance based the proximity of the Project to existing developed areas, the levels of anticipated vehicle use, and other applicable factors.

Walking Paths, Trail, & Outdoor Recreation:

Description:

Walking paths to be enjoyed by residents and guests will be located throughout the property between the Project Site's residences, Community Center, Greenhouse, and Farm. Please see attached Site Plans. Outdoor recreation activities developed near the community center as shown on the Site Plan may include badminton, volleyball, basketball and/or other similar activities.